

# 2007 Comp Plan Map Amendments - Planning Commission Briefing

2007-M-07

Duvall Avenue Corridor

*April 25, 2007*

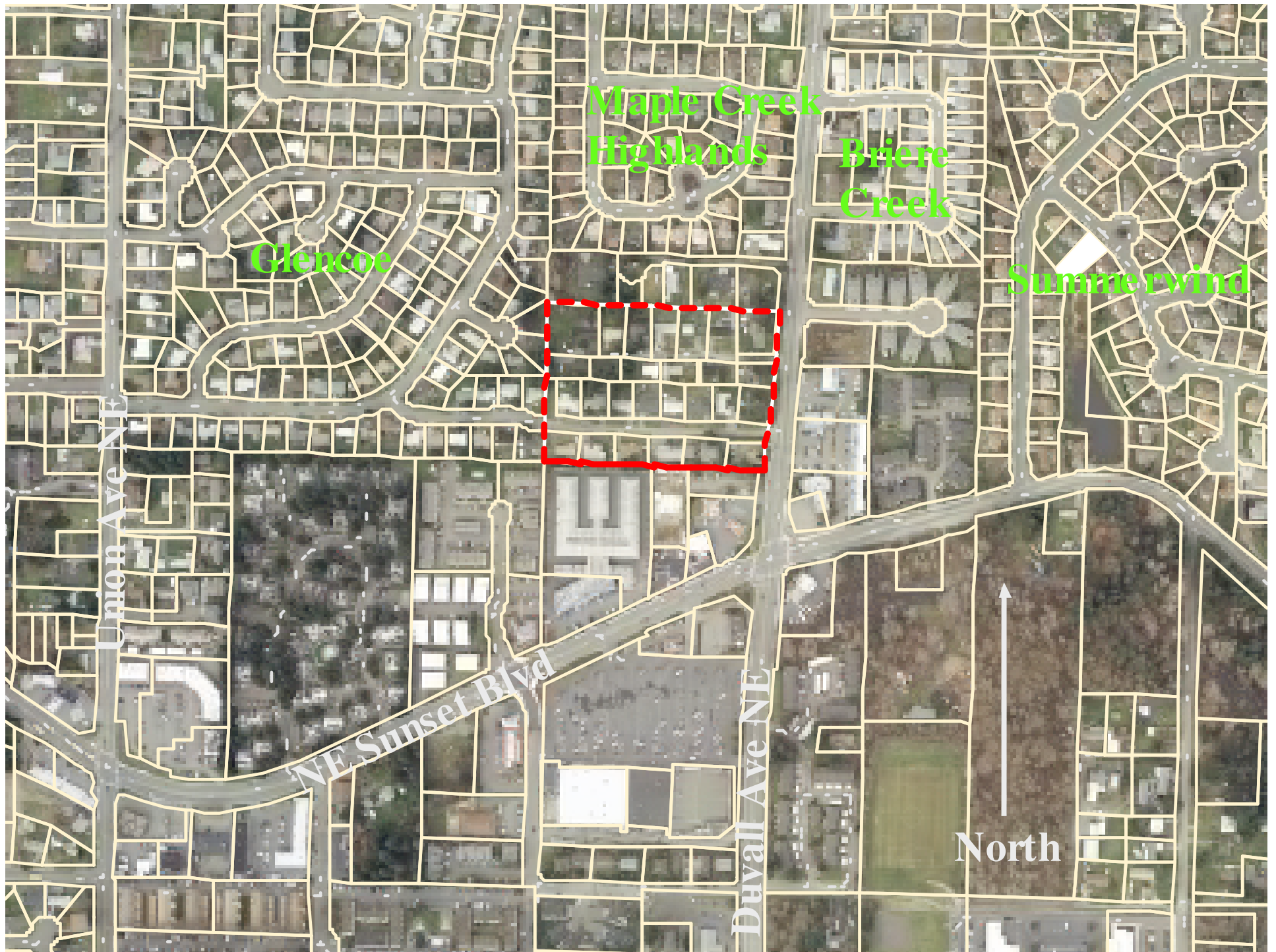
# Background

- ◆ Site located north of NE Sunset Blvd and west of Duvall Avenue NE in an unincorporated island of King County
- ◆ Property owner at corner of 107<sup>th</sup> Place SE and Duvall Ave NE requested commercial zoning for properties abutting the west side Duvall Ave NE
- ◆ The original proposal consisted of four parcels along the west side of Duvall Ave NE, all of which are located in an unincorporated island of King County designated Urban Residential, Medium, 4-12 du/ac on the County Land Use Map

**Existing house at corner  
of SE 107<sup>th</sup> Place and  
Duvall Ave NE with  
CPA offices**



**Existing houses fronting  
on Duvall Ave NE with  
large front yard  
set backs**









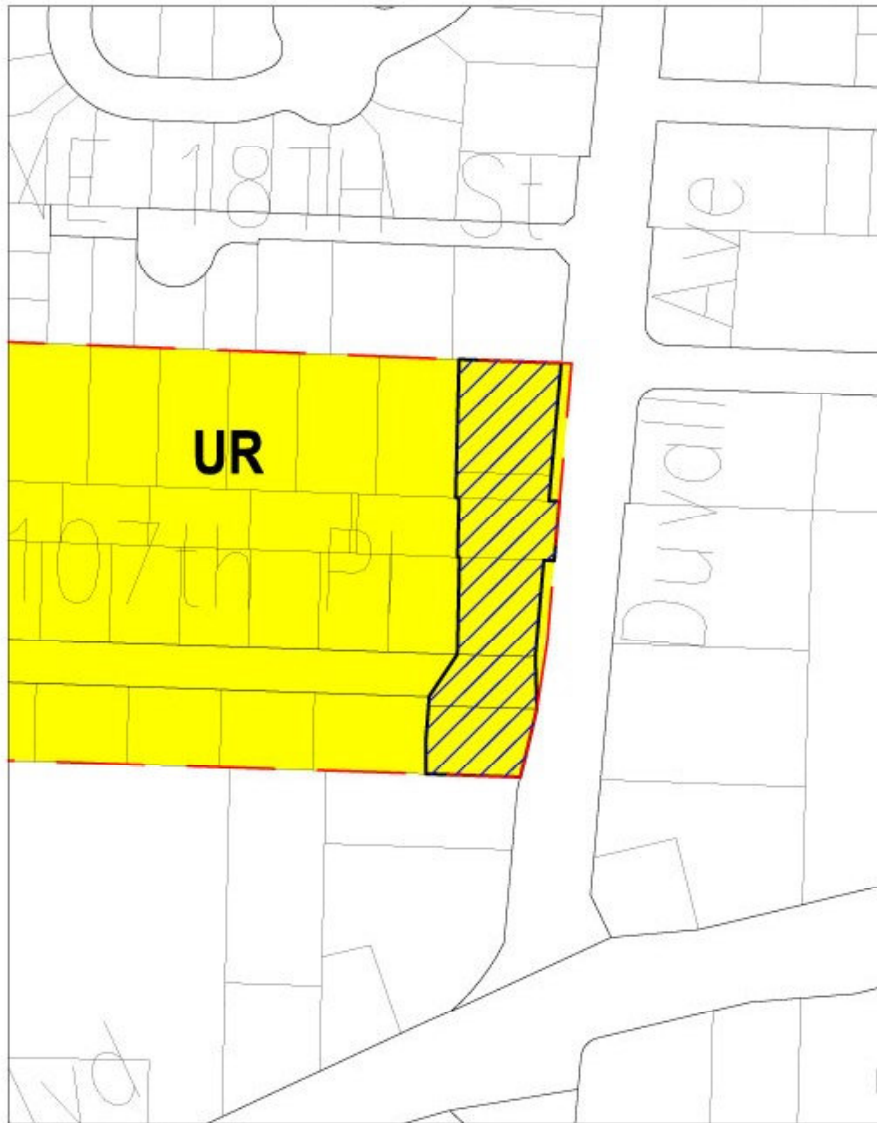
## Background, continued

- ◆ This 7.6-acre unincorporated island is currently in the process of being annexed to the City
- ◆ Renton designates this area RS on its Comp Plan
- ◆ The area immediately to the south is designated Commercial Corridor and is located within Renton's NE Sunset Blvd District overlay
- ◆ Properties across Duvall Avenue NE to the east are also designated Commercial Corridor and zoned CA



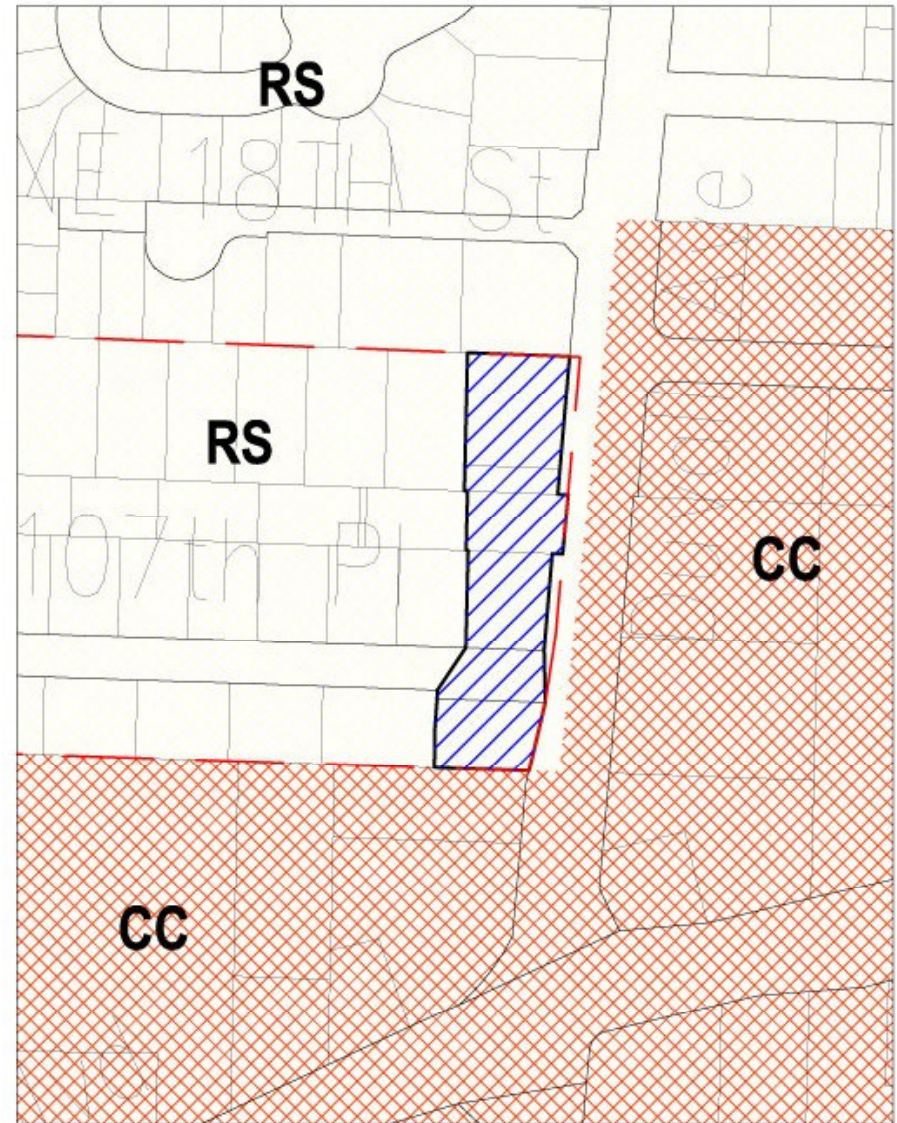
Existing KC Zoning

Exhibit # 2



Existing City of Renton Comp Plan

Exhibit # 3



## Duvall Ave

(2007-M-07) King County Zoning and Renton Comp Plan



Economic Development, Neighborhoods & Strategic Planning  
Alex Pietsch, Administrator  
C.E. Feasel  
04 April 2007

City of Renton Comp Plan

CC - Commerical Corridor  
RS - Residential Single Family

King County Zoning

R-4

Study Area

Renton City Limits

0 200 400

1 : 2400







Study Area

CA  
Zone

RM-F  
Zone

CA Zone

NE Sunset Blvd District

CA  
Zone

CA Zone

Duvall Ave NE

NE Sunset Blvd

# Background, continued

- ◆ Both the Commercial Corridor and Commercial Neighborhood land use designations potentially could be applied to the properties abutting the west side of Duvall Avenue NE
- ◆ City is currently undertaking roadway widening of Duvall Ave NE with construction beginning this summer
  - Widening expected to reduce lot widths by 10-foot average

# Issues

- ◆ Whether conditions have changed sufficiently in the area to justify a change of land use from residential to commercial?
- ◆ If conditions have changed sufficiently, whether lots fronting on the west side of Duvall Avenue NE (immediately north of the NE Sunset Blvd District overlay area) should be redesignated CC or CN from Residential Single Family?
- ◆ Whether an existing interior lot not fronting on Duvall Avenue NE should be similarly redesignated?



# Land Use Designation Mapping Criteria

## ◆ Commercial Neighborhood (CN)

- Within ¼ mile of residential areas
- Located outside trade areas of other small-scale commercial use offering similar goods
- Contiguous to a collector or larger street

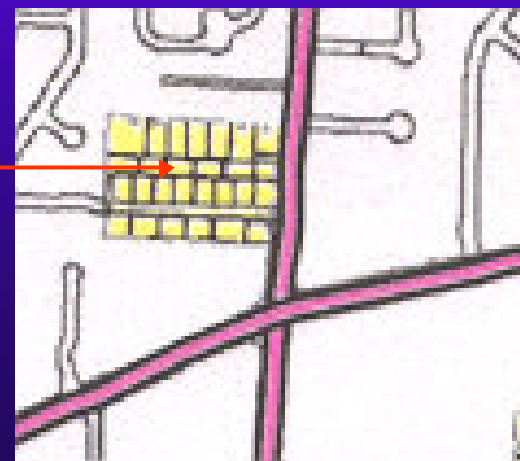
## ◆ Commercial Corridor (CC)

- Located on or having access to a principal arterial
- Land use pattern characterized by strip commercial development, shopping centers, office parks

# County Comp Plan Land Use Designations & Zoning

- ◆ All of frontage along Duvall Avenue NE is designated Urban Residential, Medium, 4-12 du/acre
- ◆ Whole 7.6-acre unincorporated island is currently zoned R-4, four units per gross acre

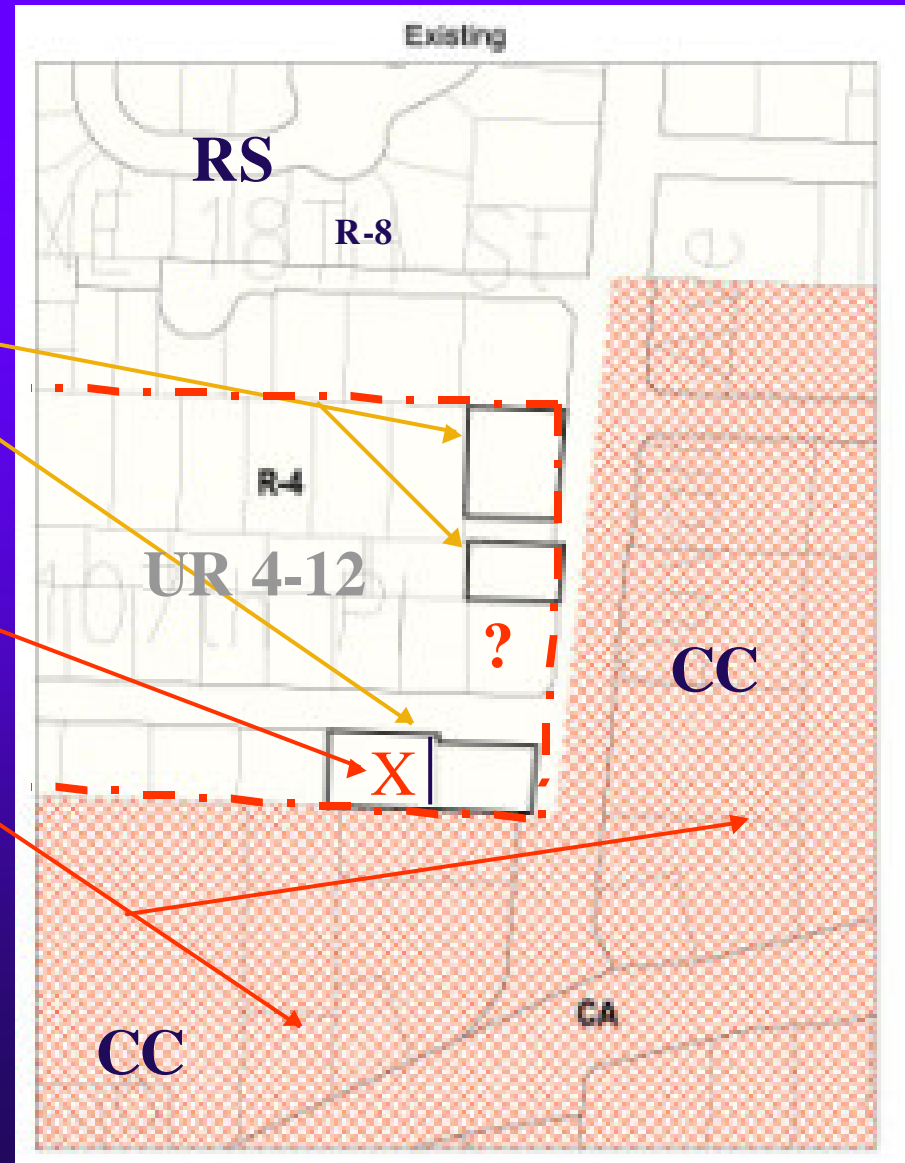
**UR-Med 4-12 du/ac**



**County Comp Plan Land Use Map**

# Renton Comprehensive Plan Land Use

- Area currently designated RS
  - Subject parcels in original application
  - Interior parcel
  - Existing Commercial Corridor designation

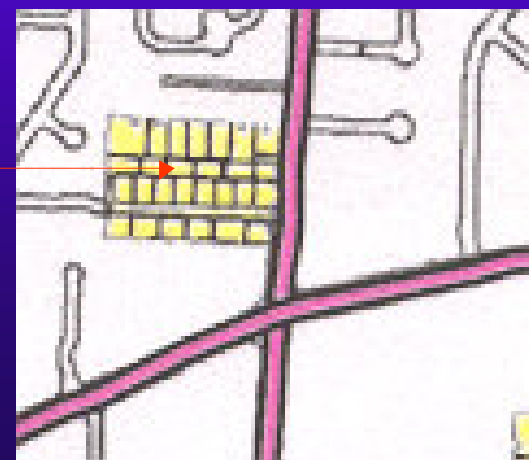




# County Comp Plan Land Use Designations & Zoning

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**UR-Med 4-12 du/ac**



**County Comp Plan Land Use Map**

# Land Use Designation Mapping Criteria

◆ Commercial Neighborhood	Compliance
– Within ¼ mile of residential areas	– Adjacent to residential
– Located outside trade areas of other small-scale commercial use offering similar goods	– Is located outside of trade area with similar uses
– Contiguous to a collector or larger street	– Is contiguous to a minor arterial

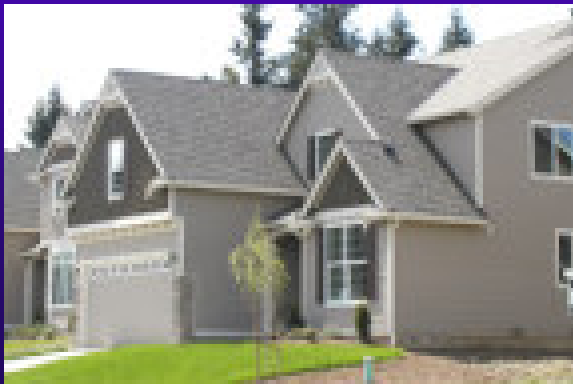
# General Conclusion

- ◆ Renton's current Comprehensive Plan Land Use Map designation for this area no longer reflects development conditions that existed in 1993 including
  - New residential developments in the area such as Windstone, Shamrock, Wedgewood Lane, and Astor Park





## Recent Subdivisions in Area



# General Conclusion

- Increased traffic on Duvall Avenue NE
  - 12,500 Bi-directional trips in 1987
  - 15,700 Bi-directional trips in 2004
- Planned transportation improvement projects that will add additional traffic to Duvall Avenue NE
  - 33,000 Bi-directional trips by 2022

